

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 16 April 2026 20:26
To: Planning
Subject: Planning Application Comments - 3/2026/0247 FS-Case-828431040

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2026/0247

Address of Development: Spout Farm

Comments: I wish to object to the above planning application on the following grounds:

Point 2.3.2 – Misrepresentation of the Sandpipers Estate:

The application states that the Sandpipers estate “has been developed in full by Create Homes.” This is incorrect. The estate has not been fully developed by Create Homes, and presenting it as such is misleading.

Point 2.4.2 – Public Right of Way (ProW) Through Dennis’s Property:

The application promotes the public right of way through Dennis’s property as a benefit. However, to our knowledge, access to this ProW has previously been impeded by the landowner. While we do not hold direct evidence, it is inappropriate to present this as a reliable benefit when its accessibility has historically been uncertain.

Point 2.5.3 – Inaccurate Claims of “Exceptional Public Transport Connectivity”:

The claim that the site benefits from “exceptional public transport connectivity” and “ready, direct access to higher-order services” is misleading for the following reasons:

- There is no safe pedestrian crossing to access the bus stops, despite the road being known for speeding issues.
- There is no continuous footpath, due to Create Homes’ failure to deliver the previously promised footpath along the frontage of Dennis’s property (as referenced again in Point 2.5.4).

Without safe pedestrian infrastructure, these transport claims are overstated and do not reflect the reality of the site.

Point 2.5.4 – Undelivered Footpath Along Preston Road:

The application refers to a footpath to be delivered by Create Homes as a benefit to future residents. However, Create Homes have applied for strike-off and have already failed to deliver the previously promised footpath. It is therefore unreasonable to present this as a future benefit when there is no evidence it will be provided.

Point 3.3.1 – Incorrect Reference to Our Approved Planning Application:

The application references our planning approval (03/2020/0309), yet the location plan submitted contradicts the approved layout. This inconsistency undermines the accuracy and reliability of the supporting documentation.

Point 3.5.1 – Incorrect Statement Regarding Adjacent Residential Developments:

The application states that adjacent residential developments are “complete.” This is not accurate, as the roads and associated adoptions remain outstanding. The development cannot reasonably be described as complete while these matters remain unresolved.

Furthermore there is an encroachment on Land Not Owned by the Applicant. This is a significant issue that must be addressed.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 16 April 2026 20:17
To: Planning
Subject: Planning Application Comments - 3/2026/0247 FS-Case-828422148

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2026/0247

Address of Development: Spout Farm Preston Road Longridge PR3 3BE

Comments: Dear Maya Cullen/ Planning Department

We'd like to formally object to the permission in principle application 3/2026/0247 for the following reasons:

First and foremost, there are already ongoing disputes with regards to the land ownership and the fact the development remains incomplete. There are a multitude of factually incorrect statements on the planning document made as part of the application.

Point 2.3.2 Reference to the Sandpipers estate, this has not "been developed in full by Create Homes"

Point 2.4.2 Reference to the public right of way through Dennis's property, this access has previously been impeded by Dennis and verbally warned by him that there "is a dangerous bull in the field".

Point 2.5.3

Reference to site benefiting from "exceptional public transport connectivity" and providing "future residents with ready, direct access to higher-order services" there is no direct access to these bus stops due to lack of safe crossing space on the main road, which is already on record of speeding drivers, and the failure of the footpath compromised by Create Homes past the front of Dennis's property.

2.5.4 Said footpath to be put in along Preston road to the bus stop b Create Homes. Create Homes have applied for strike off. This wont benefit "future residents".

3.3.1 Reference to our own site planning and approval 03/2020/0309 which contradicts the location plan submitted on this new application. The boundary lines encroach onto the Sandpipers development Land Registry Title number LAN 242913

3.5.1. Reference to adjacent residential developments now being "complete" which is not the case due to the roads and outstanding adoptions.

To conclude, we respectfully ask the council to refuse this permission in principle application due to the sit being unsuitable due to the legal uncertainty over land ownership, access, and legal dispute between the applicants own actions in blocking the developer from finishing the estate. Once the above issues have been resolved and the original site plans and agreements have been completed and adhered to, perhaps then this application could be considered.

Warm regards

A solid black rectangular redaction box covering the signature of the sender.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 17 April 2026 15:00
To: Planning
Subject: Planning Application Comments - 3/2026/0247 FS-Case-828781410

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2026/0247

Address of Development: Spout Farm
Preston Road
Longridge
PR3 3BE

Comments: I am writing to object to this application as there are some factually incorrect statements which suggest a more ameliorous position than actually exists as well as discrepancies between the redacted application and the 'planning statement'.

One of the main objections I have relates to the site location as shown in figure 1 of the planning statement. The drawn outline does not correspond to the boundary as lodged with HM land Registry shown on map LAN143371. Whilst I appreciate this is 'planning in principle', I think attention to detail should be paramount even at this early stage. Perhaps this is the reason there is also a difference in the site size - what is it? 0.74 hectare or 0.69 hectare?

There is no direct access from Spout Farm to Preston Road, this is currently accessed via Spout Lane. Given most families now have two cars, once finished, this would be an extra 18 cars trying to utilise the entrance. The junction currently gives limited visibility towards Longridge, with LCC being responsible for the encroaching tree line along Preston Road. Spout Lane, at this moment, is an unadopted road and any site access, by plant and machinery together with deliveries of materials, would be to the detriment of this unless provision is made within the 'technical plans' submitted at a later stage. In fact, it would also appear access to the site would be via an unadopted road within the original Sandpipers estate and owned by the Management Company!

It is stated the Public Right of Way (PRoW) is a benefit to be exploited. This is currently blocked by means of a series of cones and chain which is padlocked and irremovable by the public. This has been reported on numerous occasions as a trip hazard yet still remains blocked. A fact which is also visible in GoogleMaps.

Again the 'exceptional public transport' is a misnomer; there may be an exceptional timetable at the minute; however this is under review by StageCoach. There is only one footpath to access the bus stops both to and from Longridge; in fact to use the bus to Preston, one would have to traverse the supposed 30 mph road to the pavement on the opposite side, walk approximately 400m to the traffic

island before crossing back to the bus stop. There is no pathway as per the S278 Drawing No 30429/17 Revision D from 01/02/21. This proposed pathway is, I believe, now the subject of an enforcement order with a view to legal proceedings being taken both by RBVC and LCC.

In all my concerns are the way in which previous planning applications have been monitored, the means of connection to the various utilities and also the number of cars which would exit and enter the estate in the future.